

Secretary's initials of approval 

Preparer's initials 

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Board of Directors Meeting
100 Athletic Field Road
Brunswick County Conference Center
May 9, 2023 at 6:00 P.M.

IDA Board Meeting Minutes

The following Board Members were present:

Ms. Gloria Menyweather-Woods, Chair, Sturgeon District
Mr. Morris Taylor, Vice-Chair, Red Oak District
Mr. Ray Thomas, Secretary / Treasurer, At-Large
Mr. Quintin Kelly, Powellton District
Dr. Ronald Thornhill, Totaro District

Also Present:

Mr. Michael Dotti, Executive Director
Ms. Tessie Bacon, IDA Attorney
Dr. Barbara Jarrett-Harris, Board Liaison, Brunswick County Board of Supervisors
Ms. Alfreda Jarrett-Reynolds, Economic Director, Brunswick County
Ms. Leslie Weddington, County Administrator, Brunswick County
Ms. Anne Williams, Town Council, Town of Lawrenceville
Ms. Sylvia Allen, Brunswick Gazette, Reporter

The following were absent:

Dr. Arthur Jarrett Jr., At-Large
Mr. Will Ford, Meherrin District
Ms. Lawanda Tatum, Mayor of Lawrenceville
Mayor Don Dugger, Town of Brodnax Mayor
Ms. Robert Hayes, Mayor of Alberta

I. Call to Order

The Chair called the meeting to order at 6:00 p.m.

II. Invocation and Pledge of Allegiance

Mr. Morris Taylor gave the Invocation and Pledge of Allegiance

III. Approval of Agenda

The Executive Director requested to remove Item VII. Presentation from the Agenda.

Motion: Mr. Ray Thomas motioned, seconded by Dr. Ronald Thornhill to remove Item VII. Presentation from the Agenda.

Upon vote of those present motion was unanimously carried.

IV. Approval of Minutes

- *Regularly Scheduled Meeting & Motions- April 11, 2023*
- *Budget Workshop Session- May 2,2023*

Motion: Dr. Ronald Thornhill, seconded by Mr. Morris Taylor to approve the April 11th, 2023 meeting Minutes and Motions, along with the May 2, 2023 Budget Workshop Session.

Upon vote of those present motion was unanimously carried.

V. Consent Agenda

- *April 2023 Bank Reconciliation*
- *April 2023 Check Register*
- *April 2023 Deposits*

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to approve the Consent Agenda for April 2023 which included Bank Reconciliation, Check Register and Deposits.

Upon vote of those present motion was unanimously carried.

VI. Directors Report / Project Updates

The Executive Director mentioned to the Board, the **Ag Project / I-85 Business Park in Alberta** is in the last month; and the primary focus has been on meeting the budgetary goals. As of today The IDA has been awarded \$ 6,245,200 in Grants and Loan Guaranties. Many staff hours are spent implementing and monitoring the grants. The final decision on which Construction Company will build the project is ongoing. There is an industry trend towards shorter timelines for the delivery of ordered materials. Material cost remains and issue that we continue to monitor and it is premature to announce timelines until every detail is firmly in place.

Work continues on Project Green. If Brunswick County is selected for this project it will add another layer of Agricultural opportunity for the County and the region.

Roanoke River Regional Business Park (RRRBP), Work continues on the Microsoft project. The timeline for opening has not been announced.

Sledge & Barkley. The IDA has selected Century Construction for Sledge & Barkley roof/structural/masonry restorations and preservation at the front building. Construction start date will be announced and is expected to be completed by December of 2023.

Prospects, I am currently working with a large industry and 6 prospects who have contacted the IDA with interest in Brunswick County. IDA staff has met with 11 small business prospects to determine their level of readiness and how the IDA can help. The IDA continues working to help endeavoring entrepreneurs to be successful. This work includes working with the High School FBLA, In addition LaVern and I serve on the Career and Technical Advisory Board meeting once a month. LaVern Dillard host the Rise and Shine Event which meets on the first Wednesday of the Month at the Brunswick County Conference Center. At the direction of the Board of Directors, I have completed a draft proposal of small business incentives in which the Prospect Committee has reviewed.

Small Business Incubator Feasibility Study, We have selected Erik R. Pages, Ph.D. Entre Works Consulting to conduct the Sledge & Barkley Feasibility study. This study will provide data that will verify the feasibility of the project and the necessity for an economic development space and provide additional funding for the IDA to undertake the development of the Sledge & Barkley Building. Once completed we will re-apply for the IRF Grant required to complete Sledge & Barkley. This study was requested and funded by the Department of Housing and Community Development.

Brunswick County Agricultural Task Force, Originally created in 2019 by the Board of Directors of the BCIDA the Ag Task Force directly influenced the decision of Old Dominion Organics Farms to move its operations to the IDA I-85 Industrial Park. The Task Force became the project task for the Organic Packing Facility. With the influx of potential agricultural opportunities, the Task Force will meet again in February. The composition of the Task force is still being determined. It will consist of educators, funders, consultant's farmers and educators. I will serve as the chair. The Task Force operates at no additional cost to citizens.

Strategic Plan, There will be a joint meeting of the IDA Board of Directors and the Brunswick County Board of Supervisors on May 24th, 2023 at 6:00 PM in the Brunswick County Conference Room. This meeting is open to the public. The agenda will include possible funding solutions to assist the IDA operations and future projects moving forward.

Budget/Administration/Financial Management, The IDA board of Directors met for a budget working session on May 2, 2023 to discuss the 23/24 Budget. The budget workshop was open to the public.

Mr. Ray Thomas asked, is there a contact person for Century Construction doing the Sledge & Barkley building that would be interested in presenting at the Brunswick Chamber meeting. It would be fascinating to see how they will ensure three walls in the back and if they would have to take one at a time to shore them up. The construction and what they have to go through for an historic building.

VII. Citizens Comments

(Citizens are allotted three (3) minutes to speak)

Ms. Anne Williams, stated she was at the Art Bank meeting, they are looking to start back up in September and would like the IDA's support, being that the IDA has helped in the past. Ms. Williams indicated that they needed all the support they can get from the community to reinstitute the Art Bank.

VIII. New Business

A. FBLA / Rise & Shine Float for Lawrenceville Parade

Ms. LaVern Dillard informed the Board with the success of the FBLA Organization going to Regionals, State and now on the way to Nationals, held in Atlanta, Georgia at the end of June. She would like to support the group by having a float in the Red, White and Blue Parade June 24th to give them recognition. Ms. Dillard asked that the Rise and Shine sponsors, the County, the Board Member as well as the people who sponsored some of the students to join and anyone else that would like to join they are welcome too.

Dr. Thornhill, wanted to give special thanks to Lavern for not only partnering with Brunswick Senior High School but just the support that she along with the IDA has given Brunswick County. It has changed the game for the FBLA at the High School. The students are excited and delighted to have the support, but more than anything it has changed the culture and climate. Dr. Thornhill believes this is the beginning and will take on a new dimension. He mentioned The FBLA scheduled to meet before the Chamber Wednesday. The Brunswick Chamber is going to recognize students, an Ms. Cynthia Chambers, CTE Director will be the guest speaker. He's thanked everyone for their support.

Mr. Quintin Kelly, stated that it is important that the students be recognized.

B. Sponsorship Programs

The Executive Director notified the Board, the IDA have just applied for round two of the Resurgence grant with matching funds and the application has been submitted, with assistance from LaVern Dillard, Monica Frisby and Michael Grimm. The IDA is looking at starting up some sponsorships programs, as well as a few programs like Go Tech, for technical assistance and training in schools.

IX. Old Business

A. Small Business Incentives

The Executive Director discussed the incentives draft. He's looking to provide matching funds with these incentives so the budget can be extended. It will Intel getting grant funding, loans, speaking with USDA, EDA and Banks. There may also be small business permit guidance and mentoring. We want to be able to provide all the necessary tools for people to run a successful business.

B. Budget

The Executive Director mentioned the IDA Board had a good budget workshop meeting and as of right now the budget has not changed.

C. Joint Meeting Planning Session

As of right now the Joint Meeting will be May 24th at 6 o'clock pm. Paige will be coming down to discuss Sledge & Barkley at the joint meeting.

X. IDA Board of Directors Comments

i. Chair

Ms. Gloria Menyweather-Woods mentioned the meals were prepared by the IDA Staff. Ms. Menyweather-Woods also apologized to Alfreda Jarrett-Reynolds by email, but wanted to personally apologize to the Brunswick County officials for not being able to make it to the ground breaking ceremony of Hotel ELLE, but was able to make it to the conference center.

ii. Personnel Committee

There were nothing to report

iii. Project / Prospect Committee

There were nothing to report

iv. Property & Parks Committee

There were nothing to report

v. Education Committee

There were nothing to report

XI. Closed Session

MOTION TO CONVENE CLOSED MEETING

May 9, 2023

Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly that The Industrial Development Authority of Brunswick County Virginia Board Members convene in closed session to discuss the following:

- i. As permitted by Virginia Code Section 2.2-3711(a) (3), a matter involving the acquisition of real property for a public purpose.
- ii. As permitted by Virginia Code Section 2.2-3711 (a) (5), discussion concerning a prospective business or industry
- iii. As permitted by Virginia Code Section 2.2-3711 (a) (8), consultation with attorney
- iv. As permitted by Virginia Code Section 2.2-3711 (a) (7), consultation with legal counsel on an IDA owned property probable litigation

CERTIFICATION AFTER CLOSED SESSION

Motion by Mr. Ray Thomas that the Board certify that to the best of each Board member's knowledge:

- i. Only public business matters lawfully exempted from the open session requirement by Virginia law were discussed in closed session to which this certification applies, and
- ii. Only such public business matters as were identified in the motion convening the closed session were heard, discussed or considered by the Board.

Roll Call Vote: Ms. Gloria Menyweather-Woods, Chair, Sturgeon District; Mr. Morris Taylor, Vice-Chair, Red Oak District; Mr. Ray Thomas, Secretary / Treasurer, At-Large; Mr. Quintin Kelly, Powellton District; Dr. Ronald Thornhill, Totaro District

Voting Aye: Ms. Gloria Menyweather-Woods, Chair, Sturgeon District; Mr. Morris Taylor, Vice-Chair, Red Oak District; Mr. Ray Thomas, Secretary / Treasurer, At-Large; Mr. Quintin Kelly, Powellton District; Dr. Ronald Thornhill, Totaro District

Voting Nay:

Absent During Vote: Dr. Arthur Jarrett Jr., At-Large; Mr. Will Ford, Meherrin District

Absent During Meeting: Dr. Arthur Jarrett Jr., At-Large; Mr. Will Ford, Meherrin District

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly, that the IDA move forward with the purchase of 20 acres at the IDA i-85 Park, related to the Ag Project with the option to purchase 20 more pending our attorney's review of the contract and authorize the Chair to sign the contract.

XII. Adjournment

Motion: Mr. Ray Thomas motioned, seconded by Dr. Ronald Thornhill that the meeting be adjourned.

Upon vote of those present the motion was unanimously carried.

The May 9, 2023, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 7:05 p.m.